

TUKWILA PUBLIC SAFETY PLAN

Monthly Update
December 31, 2018

Overall Plan

Outreach

- The second open house in 2018 took place on Saturday, November 17 from 10:00 a.m. to 12:00 p.m. at Valley View Sewer District.

Financial Oversight Committee

- The Committee reported to council on September 4, 2018.

Siting Advisory Committee

- The Siting Advisory Committee voted to defer regular meetings as the major decisions have been made. They will meet on an as-needed basis.

Acquisition Lease Updates

- Staff secured leases with nine businesses and expects to have the remaining leases completed by the end of November.

Disadvantaged Business Enterprise (DBE) Outreach

- See attached report.

Near-term Council Decisions and Key Dates

- January – DLR contract amendment no. 3 for forestry and environmental services
- January – Contract for commissioning agent
- January – Contract for special inspections during construction

Fire Stations

Siting

- The single-family home on the new Station 54/Star Nursery site has been demolished.

Architecture and Programming

- Architectural program has been reviewed and approved by the team.
- Concurrent review and pricing of the Schematic Design by GCCM Contractor, Lydig, and estimating consultant has been completed and was shared with Council in February 2018. Council gave approval to begin Design Development for Station 51.

Design and Permitting

- Design Development for Station 51 began mid-February; the team met meeting weekly. Design Development effort wrapped up in June, 2018 with Design Development pricing effort in July and August.
- Construction Documents phase for Station 51 were completed and distributed to the team December 20, 2018.
- Schematic Design phase underway for Station 52.
- Building permit for Station 51 was submitted in October. Anticipate receiving approved permit approval in December in all areas except wetlands report.
- Permitting coordination meetings with City Staff are ongoing for Station 51 and Station 52. Station 52 anticipated to be phased permitting. Pre-application for Station 52 permit was submitted in November, 2018.

Bidding and Construction

- Pre-construction services starting for Station 51 and 52 are underway.
- Lydig completed the selection of mechanical and electrical subcontractors through the Electric Contractor/Construction Management (ECCM) and Mechanical Contractor Construction Management (MCCM) selection process. Valley Electric and Johansen Mechanical Inc. were selected. With Council decision to not move forward with FS54, we cannot move forward with ECCM. MCCM method for mechanical subcontractor will provide for a consistent mechanical subcontractor for all three stations and will be able to provide critical expertise during the Design Development phase. This contract is managed by the GCCM under the pre-construction phase.
- Bidding is scheduled to begin for 51 in January, 2019 with construction for 51 to begin late March, 2019.
- Bidding and construction phases scheduled to begin for 52 in June, 2019. Early site work is anticipated to begin in July.

Justice Center

Siting

- The City has agreements with all affected businesses on the Justice Center site.
- The City has agreements with all property owners and will take ownership of all remaining properties on the Justice Center site by the end of the year. The long-vacant building between Church by the Side of the Road and the Travelodge has now been demolished. The Travelodge is now empty, and the project team is accelerating the demolition of this building.
- The City received Public Use and Necessity from Superior Court on September 14; no party contested it due to the agreements made with all of the business owners.

Architecture and Programming

- DLR Group's Building Program Report was submitted December 8, 2017. Program and Estimate was presented to Public Safety Committee in December and Council in January, 2018.

Design and Permitting

- DLR architects have completed the Design Development phase of the project. BNBuilders and Roen (the architect's estimating consultant) compared their estimates and the project is within the revised budget. The Design Development and budget was presented to the Council in October and remains within the adjusted budget.
- The project team has initiated the permitting and land use entitlements process and submitted applications for SEPA, Design Review, Conditional Use Permit and Parking Determination in October. The SEPA determination is expected in November and the Conditional Use Permit and Design Review approvals are expected in December.
- The project team will submit an application for construction permit (sitework/utilities) in November of 2018, with issuance expected in January of 2019.

Bidding and Construction

- BNBuilders, the selected GC/CM, started pre-construction services following Council approval of their contract on March 19, 2018.
- BNBuilders will continue to work with the team on design phases, constructability, cost estimating and scheduling throughout design and preconstruction.
- Construction scheduled to begin in April, 2019.

Public Works Facility

Siting

- Due diligence items related to site acquisition are complete. The assessment of existing structures is complete.
- The City has agreements with all of the businesses on the Public Works site with the exception of one.
- The Public Use and Necessity trial was held Friday, May 25 and the City was granted its request.

Architecture and Programming

- Team solicited for Architectural services. Council approved a contract for programming and master planning services with SHKS in November 2018. Master planning and programming phase began in late 2018, scheduled to be completed in May of 2019.

Design and Permitting

- Phase I design scheduled to begin Q2 in 2019, after council approval.

Bidding and Construction

- Phases scheduled to begin in Q4 2019.

Budget

- Based on Council direction to move forward with Station 51, Station 52, Justice Center and Public Works Facility (\$30M), team has updated the budgets.

Schedule

January 2019

- Fire Station 51 building permit issued
- Fire Station 51 subcontractor bidding
- Justice Center subcontractor bidding
- Justice Center Construction Permit (sitework/utilities) issuance
- Justice Center Construction Permit (main building) submittal
- Commissioning Consultant Contract to Public Safety Committee and Council
- Construction Inspections Consultant Contract to Public Safety Committee and Council
- Commissioning Contract to Public Safety Committee and Council
- Construction Inspection Contract to Public Safety Committee and Council

February 2019

- Fire Station 51 Construction Contract Approval to Public Safety Committee
- Fire Station 52 schematic design estimate to Committee
- Fire Station 52 design development begins
- Public Works master plan present to Public Safety Committee

March 2019

- Fire Station 51 Construction Contract Approval to Public Safety Council
- Fire Station 52 schematic design estimate to Council
- Fire Station 51 construction begins

April 2019

- Justice Center Construction Permit (main building) issuance
- Justice Center construction begins (building demolition and hazardous materials abatement)
- Fire Station 52 design development cost estimating complete with GCCM involvement
- Public Works programming complete
- Public Works Phase I design begins

May 2019

- Fire Station 52 design development cost estimating to Public Safety Committee
- Fire Station 52 construction documents begin
- Public Works programming and estimates to Committee and Council

June 2019

- Fire Station 52 design development estimate to Committee and Council
- Public Works phase 1 design begins
- Fire Station 52 phase 1 permit submitted
- Fire Station 52 phase 1 bidding

July 2019

- Fire Station 52 phase 1 permit received
- Fire Station 52 phase 2 permit submitted
- Fire Station 52 phase 1 Lydig contract amendment to Committee and Council

August 2019

- Public Works Phase I design complete and presented to Public Safety Committee and Council
- Fire Station 52 construction documents begin
- Fire Station 52 phase 2 bidding

September 2019

- Fire Station 52 phase 2 permit received
- Fire Station 52 Lydig contract amendment to Committee and Council
- Fire Station 52 phase 2 construction begins

TUKWILA PUBLIC SAFETY PLAN

Monthly DBE OUTREACH EFFORTS

12.31.18

Outreach Consultant updates for December 2018

- The month of December has been quiet since all outreach events for public agencies and other minority organizations are done for the year 2018. I will be sending out to the team various Outreach opportunities for the upcoming months by mid January 2019.
- I have reached out to Lydig & BNB informing both to prepare and start reaching out to NAMC & Tabor starting February 2019 and be visible to both organizations by attending monthly meetings.
- I have also followed this with an email to Kiel Lunsford/Lydig & Geri Urbas/BNB to start strategizing a plan and put a presentation to both organization. I will keep the team posted of the efforts from Lydig & BNB of how this is going to unfold.
- I am also continuing to reach out to all the Pre-Apprenticeship Program on their upcoming events, such as Seattle Vocational Tech; ANEW/PACE, YouthBuild, PACT, Cement Masons & Ironworkers for upcoming graduation schedules. I have scheduled next week to reach out w/City of Seattle John Besche, who has been communicating w/Paige McGehee at SOJ, to make sure that the line of communication is open regarding Pre-Apprenticeship Program updates.
- Continuing to have the relationship w/Building Trades on their events.



City of Tukwila - Facilities Plan
TOTAL PROJECT

MONTHLY Budget Report
(REVISED Budgets; D-20 Plan Adopted by Council)

Life to Date Costs
as of December 31, 2018 (reconciled w/acctg thru Dec 07, 2018 GL)

COUNCIL REPORTING SUMMARY - JUSTICE CENTER								
	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Committed	Remaining Budget	Cost at Completion
A/E Services (both Design & CA)	\$ 3,278,125	\$ 221,875	\$ 3,500,000	\$ 3,141,729	\$ 1,372,800	\$ 1,768,929	\$ 358,271	\$ -
Permits/Fees	\$ 700,000	\$ -	\$ 700,000	\$ 20,445	\$ 20,445	\$ -	\$ 679,555	\$ -
Construction (Pre-Con, Const & Tax)	\$ 38,738,678	\$ (11,315)	\$ 38,727,363	\$ 398,571	\$ 262,878	\$ 135,693	\$ 38,328,792	\$ -
Construction Related Costs (incl Bond)	\$ 2,112,639	\$ 170,000	\$ 2,282,639	\$ 471,466	\$ 396,951	\$ 74,516	\$ 1,811,173	\$ -
PM Services (incl Other Professional Svcs)	\$ 1,815,875	\$ 296,721	\$ 2,112,596	\$ 1,967,303	\$ 841,409	\$ 1,125,894	\$ 145,293	\$ -
Contingency (incl Construction & Project)	\$ 6,507,731	\$ (1,646,239)	\$ 4,861,492	\$ -	\$ -	\$ -	\$ 4,861,492	\$ -
Contingency for Site Contamination (soils,hazmat)	\$ -	\$ 750,000	\$ 750,000	\$ -	\$ -	\$ -	\$ 750,000	\$ -
Land Acquisition	\$ 14,133,295	\$ (81,042)	\$ 14,052,253	\$ 13,707,038	\$ 13,663,451	\$ 43,587	\$ 345,215	\$ -
Contingency for Land Acquisition	\$ 1,250,000	\$ 300,000	\$ 1,550,000	\$ 616,962	\$ 616,962	\$ -	\$ 933,038	\$ -
TOTAL	\$ 68,536,343	\$ -	\$ 68,536,343	\$ 20,323,515	\$ 17,174,896	\$ 3,148,619	\$ 48,212,828	\$ -

COUNCIL REPORTING SUMMARY - FIRE STATION 51								
	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Committed	Remaining Budget	Cost at Completion
A/E Services (both Design & CA)	\$ 1,070,000	\$ 222,781	\$ 1,292,781	\$ 1,235,072	\$ 701,262	\$ 533,810	\$ 57,709	\$ -
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Permits/Fees	\$ 234,000	\$ -	\$ 234,000	\$ 34,557	\$ 34,557	\$ -	\$ 199,443	\$ -
Construction (Pre-Con, Const & Tax)	\$ 9,396,000	\$ -	\$ 9,396,000	\$ 150,000	\$ -	\$ 150,000	\$ 9,246,000	\$ -
Construction Related Costs (incl Bond)	\$ 931,000	\$ -	\$ 931,000	\$ 83,987	\$ 78,628	\$ 5,359	\$ 847,013	\$ -
PM Services (incl Other Professional Sves)	\$ 526,000	\$ -	\$ 526,000	\$ 343,949	\$ 113,739	\$ 230,210	\$ 182,051	\$ -
Contingency (incl Construction & Project)	\$ 1,116,000	\$ (222,781)	\$ 893,219	\$ -	\$ -	\$ -	\$ 893,219	\$ -
TOTAL	\$ 13,273,000	\$ -	\$ 13,273,000	\$ 1,847,565	\$ 928,186	\$ 919,379	\$ 11,425,435	\$ -

COUNCIL REPORTING SUMMARY - FIRE STATION 52								
	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Committed	Remaining Budget	Cost at Completion
A/E Services (both Design & CA)	\$ 1,415,000	\$ 234,222	\$ 1,649,222	\$ 1,548,449	\$ 208,653	\$ 1,339,796	\$ 100,773	\$ -
Land Acquisition	\$ 16,000	-	\$ 16,000	\$ 15,800	\$ 15,993	\$ (193)	\$ 200	\$ -
Permits/Fees	\$ 353,000	-	\$ 353,000	\$ -	\$ -	\$ -	\$ 353,000	\$ -
Construction (Pre-Con, Const & Tax)	\$ 13,298,000	\$ 456,500	\$ 13,754,500	\$ 125,000	\$ -	\$ 125,000	\$ 13,629,500	\$ -
Construction Related Costs (incl Bond)	\$ 1,398,000	-	\$ 1,398,000	\$ 29,963	\$ 16,178	\$ 13,785	\$ 1,368,037	\$ -
PM Services (incl Other Professional Fees)	\$ 787,000	-	\$ 787,000	\$ 531,557	\$ 177,351	\$ 354,206	\$ 255,443	\$ -
Contingency (incl Construction & Project)	\$ 1,343,000	\$ (40,722)	\$ 1,302,278	\$ -	\$ -	\$ -	\$ 1,302,278	\$ -
TOTAL	\$ 18,610,000	\$ 650,000	\$ 19,260,000	\$ 2,250,769	\$ 418,174	\$ 1,832,595	\$ 17,009,231	\$ -

COUNCIL REPORTING SUMMARY - FIRE STATION 54								
	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Committed	Remaining Budget	Cost at Completion
A/E Services (both Design & CA)	\$ 150,000	\$ (7,000)	\$ 143,000	\$ 132,995	\$ 131,495	\$ 1,500	\$ 10,005	\$ -
Land Acquisition	\$ 902,668	\$ 25,596	\$ 928,264	\$ 928,264	\$ 928,165	\$ 100	\$ (1)	\$ -
Permits/Fees	\$ 20,000	\$ -	\$ 20,000	\$ 1,517	\$ 1,517	\$ -	\$ 18,483	\$ -
Construction (Pre-Const, Const & Tax)	\$ 230,000	\$ -	\$ 230,000	\$ 97,000	\$ -	\$ 97,000	\$ 133,000	\$ -
Construction Related Costs (incl Bond)	\$ 50,000	\$ 9,875	\$ 59,875	\$ 44,752	\$ 22,798	\$ 21,954	\$ 15,123	\$ -
PM Services (incl Other Professional Svcs)	\$ 107,500	\$ 630	\$ 108,130	\$ 108,130	\$ 85,279	\$ 22,851	\$ -	\$ -
Contingency (incl Construction & Project)	\$ 41,832	\$ (29,101)	\$ 12,731	\$ -	\$ -	\$ -	\$ 12,731	\$ -
TOTAL	\$ 1,502,000	\$ -	\$ 1,502,000	\$ 1,312,659	\$ 1,169,254	\$ 143,405	\$ 189,341	\$ -

COUNCIL REPORTING SUMMARY - PUBLIC WORKS								
	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Committed	Remaining Budget	Cost at Completion
A/E Services (both Design & CA)	\$ 767,385	\$ 15,000	\$ 782,385	\$ 318,882	\$ 17,385	\$ 301,497	\$ 463,503	\$ -
Land Acquisition	\$ 22,000,046	\$ 3,333,913	\$ 25,333,959	\$ 25,294,683	\$ 25,292,483	\$ 2,200	\$ 39,276	\$ -
Permits/Fees	\$ 110,000	\$ (20,000)	\$ 90,000	\$ -	\$ -	\$ -	\$ 90,000	\$ -
Construction (Pre-Con, Const & Tax)	\$ 4,950,000	\$ (1,842,500)	\$ 3,107,500	\$ -	\$ -	\$ -	\$ 3,107,500	\$ -
Construction Related Costs (incl Bond)	\$ 529,036	\$ (416,350)	\$ 112,686	\$ 64,864	\$ 49,030	\$ 15,833	\$ 47,822	\$ -
PM Services (incl Other Professional Fees)	\$ 668,426	\$ (348,426)	\$ 320,000	\$ 279,832	\$ 125,082	\$ 154,750	\$ 40,168	\$ -
Contingency (incl Construction & Project)	\$ 975,107	\$ (721,637)	\$ 253,470	\$ -	\$ -	\$ -	\$ 253,470	\$ -
TOTAL	\$ 30,000,000	\$ -	\$ 30,000,000	\$ 25,958,261	\$ 25,483,980	\$ 474,280	\$ 4,041,739	\$ -

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